

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Fall River

State: MA

PJ's Total HOME Allocation Received: \$17,731,421

PJ's Size Grouping*: B

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:				PJs in State: 19			
% of Funds Committed	100.00 %	95.20 %	1	94.94 %	100	100	
% of Funds Disbursed	85.66 %	88.78 %	16	84.35 %	43	44	
Leveraging Ratio for Rental Activities	2.83	7.72	16	4.59	31	36	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	90.33 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	78.68 %	73.01 %	8	68.05 %	67	63	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	81.43 %	80.97 %	11	79.65 %	45	43	
% of 0-30% AMI Renters to All Renters***	49.78 %	49.15 %	10	44.76 %	61	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	94.65 %	95.61 %	13	94.31 %	27	29	
Overall Ranking:			In State:	8 / 19	Nationally:	70 69	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$22,653	\$25,436		\$25,245	673 Units	81.70 %	
Homebuyer Unit	\$10,105	\$15,891		\$14,395	124 Units	15.00 %	
Homeowner-Rehab Unit	\$18,954	\$14,722		\$20,186	27 Units	3.30 %	
TBRA Unit	\$0	\$3,644		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Fall River MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,437	\$68,904	\$20,938
State:*	\$140,514	\$97,764	\$22,481
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	80.4	93.5	85.2	0.0
Black/African American:	11.2	4.0	7.4	0.0
Asian:	0.2	0.0	0.0	0.0
American Indian/Alaska Native:	0.2	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.2	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	3.1	0.0	0.0	0.0

ETHNICITY:

Hispanic	4.8	2.4	7.4	0.0
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HOUSEHOLD SIZE:

1 Person:	55.4	29.0	40.7	0.0
2 Persons:	20.2	18.5	25.9	0.0
3 Persons:	11.2	27.4	7.4	0.0
4 Persons:	8.1	14.5	14.8	0.0
5 Persons:	3.3	8.1	7.4	0.0
6 Persons:	1.2	2.4	3.7	0.0
7 Persons:	0.5	0.0	0.0	0.0
8 or more Persons:	0.2	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	30.7	29.8	25.9	0.0
Elderly:	28.3	4.0	29.6	0.0
Related/Single Parent:	31.1	21.8	14.8	0.0
Related/Two Parent:	7.9	39.5	29.6	0.0
Other:	2.0	4.8	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	34.6	0.0 [#]
HOME TBRA:	0.0	
Other:	15.2	
No Assistance:	50.2	

of Section 504 Compliant Units / Completed Units Since 2001 135

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Fall River State: MA Group Rank: 70
(Percentile)
State Rank: 8 / 19 PJs Overall Rank: 69
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	78.68	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	81.43	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	94.65	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	2.19	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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